



# 3610 West

## Retail Space in an Opportunity Zone

### 3610 W Colfax Avenue, Denver, 80204

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**LOCATION:** 3610 W Colfax Avenue, Denver, CO 80204

**SUITE DESCRIPTION:** 3,350 SF Warm Shell with services available inside the space, 200 Amp 3 phase service, HV/AC ready for distribution and two (2) ADA bathrooms.

**LEASE RATE:** Negotiable

**2020 NNN ESTIMATE:** \$10.83

**ZONING:** U-MS-3, Denver

**CENTER DESCRIPTION:** 7,570 SF community center anchored by a celebrated brewery and popular crafted coffee and kombucha tea house. Ideal from a bike shop to wellness center.

**COMMENTS:** High visibility in an established neighborhood at an affordable rate makes this location an attractive alternative to other high profile neighborhoods facing challenging times after the accelerated growth of the last 5 years. Enterprise and Opportunity Zone designations could uniquely benefit new businesses in the area.



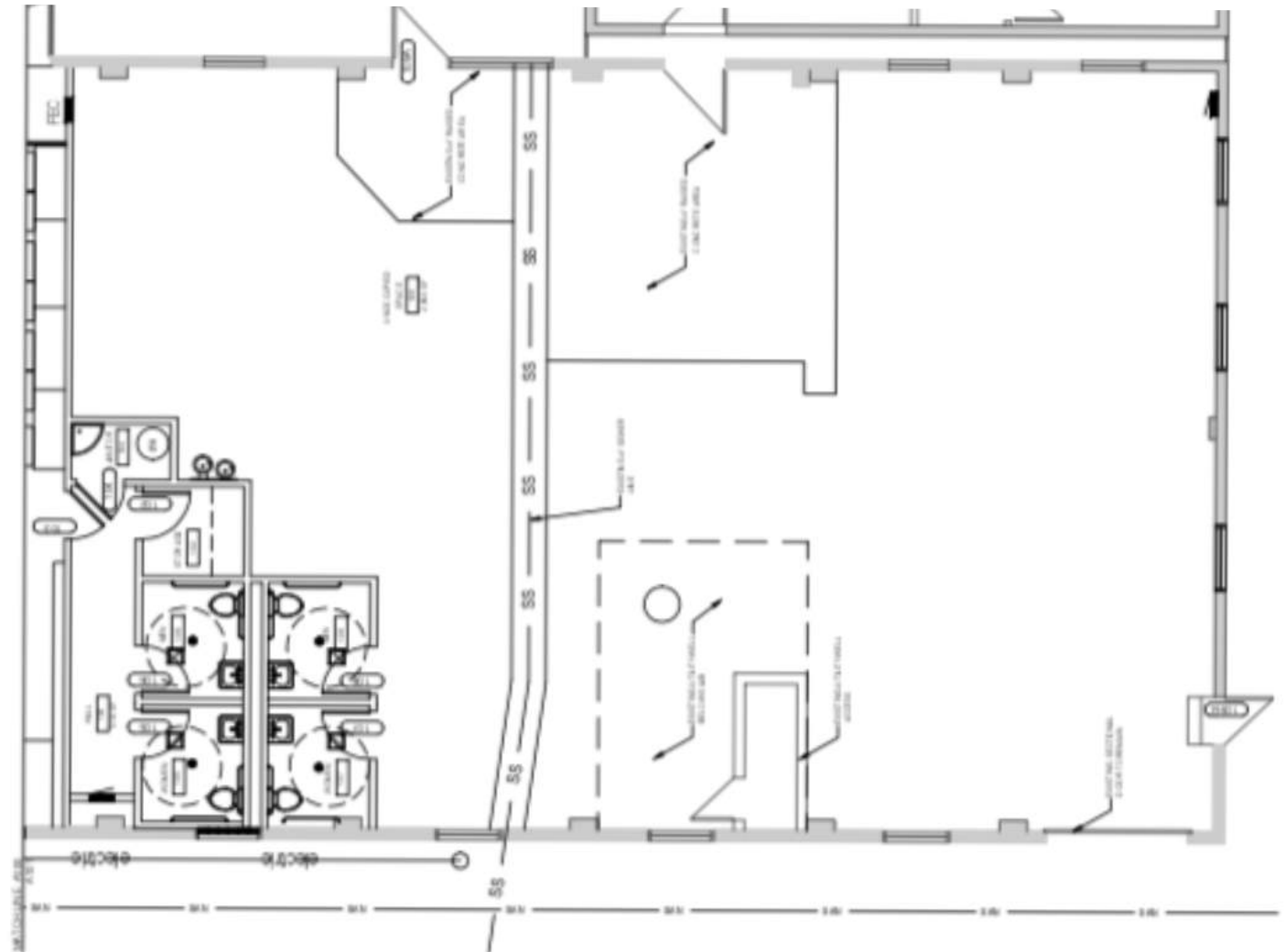
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Join Alamo Drafthouse, Sloan's Tap & Burger, Little Man Creamery, Seedstock Brewery, Brew Culture Coffee in catering to all our West Denver residents and the many more soon to come. Major changes are afoot for our area of town that will likely continue to see growth during the recovery. Easy access to I-25, 6th Ave, Federal and Sheridan Blvds and the Westline Light Rail Stations at Knox and Perry. Over 38,000 in daily traffic count.





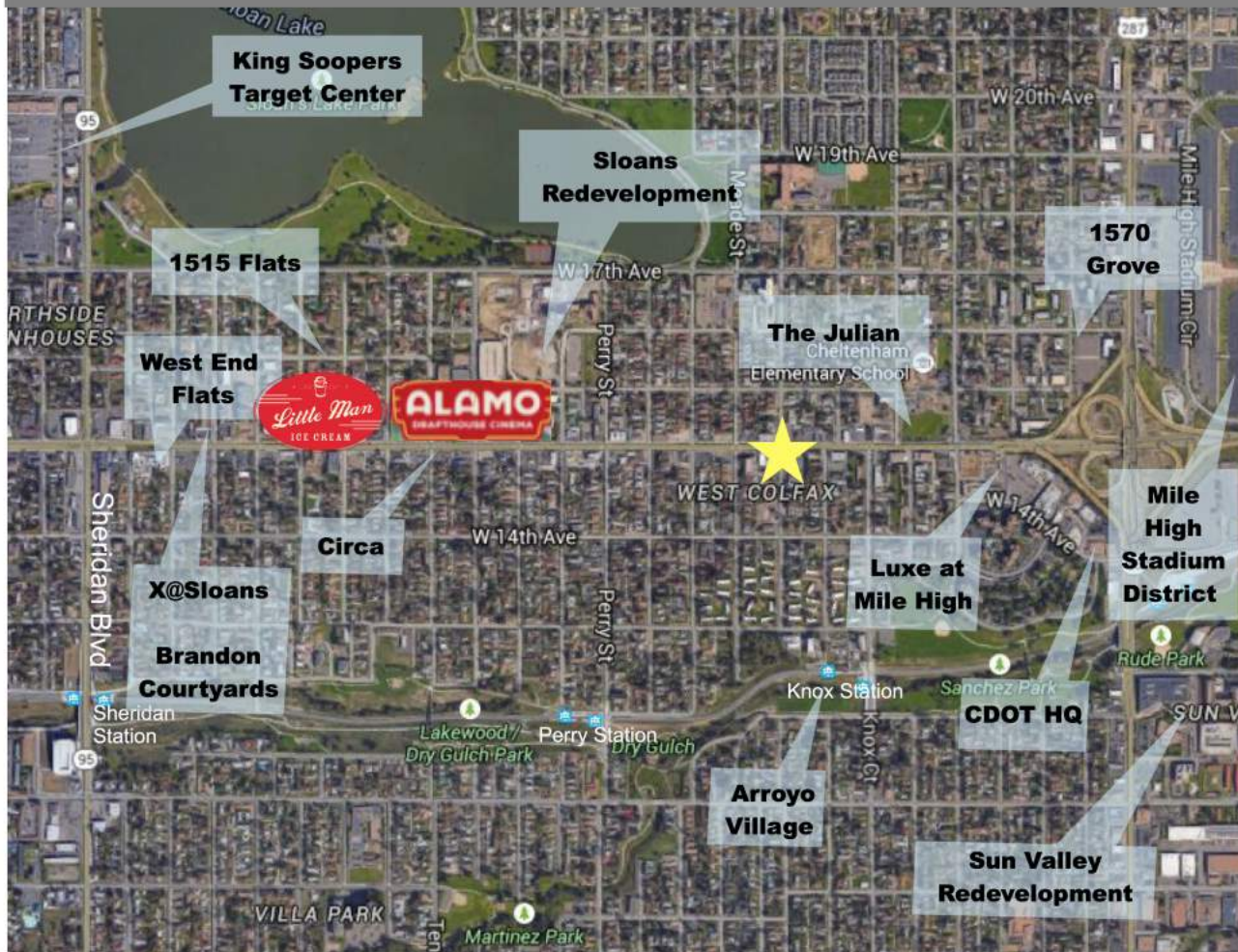
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#### Area Developments:



**West End Flats:** 101 workforce housing apartments & 9,295 SF of retail space.

**The Julian:** 8-story, 58-unit condominium project under construction.

**Sloans Redevelopment:** Blk 1-Lakehouse 224 unit condo under construction; Blk 2- Residences at Sloans 7-story Class A apts.; Blk 3- Sienna and Sloans Edge- 48-unit apartments with retail; Blk 4- Perry Row at Sloans 60 townhomes; Blk 5 & 6- Regatta Sloans.

**1570 Grove Street:** a 300+-unit planned project

**Mile High Stadium District:** formerly Sports Authority Field; plans to redevelop the south & west parking areas into a mixed-use entertainment district.

**Arroyo Village:** 130-unit senior housing development at Knox Station

**Mile High Vista & Luxe at Mile High:** "Corky" Gonzales Library; 80 unit Avondale apartments with office & retail. 375-unit Luxe at Mile High under construction.

**X @ Sloans:** 58-unit apartment complex under construction.

**Brandon Courtyards:** 104-unit apartment complex.

**Circa:** 64-unit condominium project.

#### Area Housing Development Stats:

- 250 for sale units built since 2016
- Price range from \$450,000-\$1,750,000
- 430 new units proposed